

Record: DRB23-0983

Address: 34 Star Island Dr. Miami Beach FL 33139

Narrative response to DRB 1st submittal comments.

Date: January 5th, 2024.

1. APPLICATION COMPLETENESS

a. Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be submitted.

Response: Please see sheets A-0.3, A-0.4 and new A-05 with context elevations.

b. Provide a section drawing that includes the elevations of all encroachments into the required yard.

Response: See revised building section sheet A-300 and site plan sheet A-100.
All projections not to exceed 25% of required side yards and elevation not to exceed DFE.

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.

Response: Please see revised letter of intent part of the submittal.

b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: See revised cover sheet.

c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Addressed. See resubmittal package.

3. DESIGN RECOMMENDATIONS

a. Provide color rendering of all elevations of the proposed residence.

Response: See added elevations on sheet G-107.

4. ZONING COMMENTS

a. The lot coverage diagram shall indicate the dimension of the roof overhangs and note the 5' offset from the exterior walls.

Response: See revised lot coverage diagram sheet A-002.

b. Please be aware that the maximum rear setback is 50' as per sec. 7.2.2.3.b.

Response: Rear setback has been adjusted to max. required 50'. See site plan sheet A-100

- c. Provide the dimensions of the driveway in the front yard for further review of open space calculation.

Response: See dimensions added to sheet A-005.

- d. When the water portion of the pool is located at or below adjusted grade, the water portion of a swimming pool counts towards 100% of pervious area. However, when located above adjusted grade, the water portion of a swimming pool counts towards 50 percent of this requirement. Include the elevation of the pool deck and pool coping to calculate rear yard open space calculation.

Response: See revised sheet A-005 with added information.

Pool deck and pool coping elevation at 11.42' NGVD.

- e. The fire pit is not an allowable encroachment into the required yard.
Please relocate the fire pit to comply with the minimum setback requirements.

Response: Fire pit has been removed from the rear yard. See revised site plan and floor plan. Sheets A-100 and A-101.

- f. Provide the dimensions of the space in the rear yard.

Response: See revised sheet A-005.

- g. Please specify the structure that is exceeding the building height along the north elevation (west of the glass railings and above the aluminum battens). Is this a decorative element or parapet? Provide a building section for the north elevation for further review.

Response: The structure is a green wall to screen the generator from the roof access.

It has been lowered to the max. allowed height of 5'-0". See revised elevations, sections, and roof plan.

- h. Skylights, not to exceed 5 feet above the point at which they emerge from the roof, and provided that the area of skylight(s) does not exceed 10 percent (10%) of the total roof area of the roof in which it is placed. Provide the dimensions and elevation of the skylight in the roof plan.

Response: See added notes and dimensions to roof plan sheet A-103.

Combined skylights area = 429.56 SF (99.56 SF + 330 SF)

Roof area = 10,191.7.

Proposed skylights cover 429.56 SF (4.21% of roof area)

- i. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.

Response: The proposed generator on the roof is screened / enclosed with 42" Ht. solid walls recessed 10' from the building's edge.

- j. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance with the minimum yard elevation.

Response: Please see the attached confirmation email from Mr. Aaron Osborne from Public Works Department dated 11/17/2023. He confirmed the future crown of the road is 4.4 feet NAVD (5.92 feet NGVD). Therefore, adjusted grade = $(5.92' + 10' + 1') / 2 = 8.46'$ NGVD.

- k. The maximum yard elevation within the front yard is B.F.E. Provide the elevation of the required front yard in the site plan.

Response: See revised site plan sheet A-100 indicating low and high proposed elevations at the front yard.

- l. All encroachments within the required rear yard cannot exceed D.F.E.

Response: All proposed encroachments do not exceed D.F.E. elevation of +11.50' NGVD)

- m. The rear yard open space calculation and diagram shall be revised to only reflect 50' from the rear lot line.

Response: Diagram has been updated. See sheet A-005.

- n. The a/c units that are located on the north side cannot be closer than five feet to an interior side lot line. Provide the setback from the interior side lot line to the a/c units.

Response: The AC units comply with minimum requirements. See added dimensions to site plan sheet A-100.

- o. The maximum height of the equipment including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in subsection 114-1, of the lot at which they are located. Provide the height of the a/c unit measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.

Response: The AC units comply with minimum requirements. See added notes and dimensions to North side elevation sheet A-201.

- p. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 1.2.1 of this Code.

Response: See revised site plan sheet A-100 with added note for driveway finish material requirement.

- q. The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.

Response: The driveway complies with the requirements. See added notes and dimensions to site plan and front yard calculations. Sheets A-005 and A-100.

Proposed driveway width = 17'-3" (17.25% of lot width).

- r. The walkways located within the front yard cannot exceed 44" in width.

Response: The walkway at front yard has been revised not to exceed 44" in width. See revised site plan sheet A-100.

- s. Provide the maximum projection of the water feature that encroaches into the interior side yard for further review.

Response: See added dimensions to site plan sheet A-100.

Max. encroachment = 3'-1 1/2" (25% of 12'-6" required side yards)

- t. Indicate the elevation of the stairs north of the spa.

Response: stairs will have three risers at 7.75" with a total rise of 1'-11"

From adjacent grade =9.48' NGVD to pool deck 11.42' NGVD.

Stairs do not exceed D.F.E. (+11.50' NGVD).

- u. Provide a written narrative with responses.

Response: Provided.